

042.0

0001

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

949,700 / 949,700

USE VALUE:

949,700 / 949,700

ASSESSED:

949,700 / 949,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
119-121		WARREN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CUMMINS JOHN J JR & STACIA J/	
Owner 2: TRS/SUSAN J CUMMINS FAMILY	
Owner 3: 2016 INCOME-ONLY IRREVOCABLE	
Street 1: 14 RADCLIFFE RD	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474	Type:	

PREVIOUS OWNER			
Owner 1: CUMMINS JOHN J JR & STACIA J -			
Owner 2: CUMMINS SUSAN J -			
Street 1: 14 RADCLIFFE ROAD			
Twn/City: ARLINGTON			
St/Prov:	MA	Cntry:	
Postal:	02474	Type:	

NARRATIVE DESCRIPTION			
This parcel contains 6,633 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2240 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.			

OTHER ASSESSMENTS						
Code	Descrip/No	Amount	Com. Int			

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)						
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6633		Sq. Ft.	Site		0	80.	0.93	1									495,193						495,200	

Total AC/HA: 0.15227

Total SF/SM: 6633

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 495,193

Spl Credit

Total: 495,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

 Total Card / Total Parcel
 949,700 / 949,700
 949,700 / 949,700
 949,700 / 949,700

User Acct	28785
GIS Ref	
GIS Ref	
Insp Date	
11/29/18	

USER DEFINED	
Prior Id # 1:	28785
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	18:44:33
LAST REV	
Date	Time
10/09/19	13:47:18
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

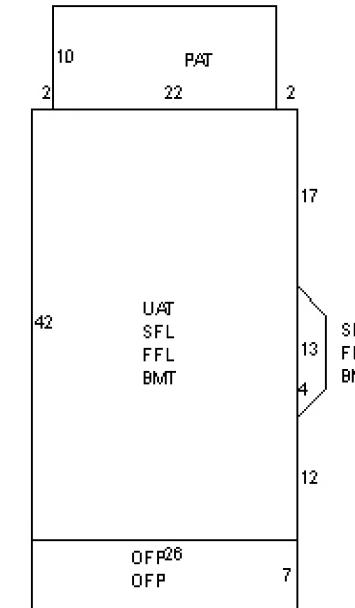
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 2
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 10	BRs: 4
	Baths: 2	HB

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRs	FL
Interior:	2	5	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	2	10	4	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1923
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G10
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X21	A	AV	1923	20.95	T	40	104			5,300			5,300

PARCEL ID

042.0-0001-0003.0

SKETCH

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,120	55.920	62,625
FFL	First Floor	1,120	186.380	208,750
SFL	Second Floor	1,120	186.380	208,750
OPF	Open Porch	364	20.610	7,503
UAT	Upper Attic	273	74.550	20,353
PAT	Patio	220	3.880	853
	Net Sketched Area:	4,217	Total:	508,834
Size Ad	2240	Gross Are	5036	FinArea
				2240

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc